



CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 05/23/06
AGENDA ITEM 3
WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Final Tract Map 7563 – Olson 737-Hayward 5, LLC (Subdivider) – Approve the Final Map and Authorize the City Manager to Execute a Subdivision Agreement and Accept, Upon Completion of Improvements, Certain Streets into the City Street System

RECOMMENDATION:

It is recommended that the City Council adopt the attached resolution:

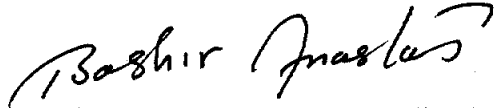
1. Finding the final map in substantial conformance with the tentative map and the conditions of approval thereof;
2. Authorizing the City Manager to execute the Inclusionary Housing agreement and the Subdivision agreement covering the installation of the required improvements; and
3. Accepting the street into the City's street system upon certification by the Director of Public Works that the required street improvements have been completed.

DISCUSSION:

On June 28, 2005, the City Council approved Vesting Tentative Map Tract 7563 for development of 56 condominium residences at 25599 Huntwood Avenue at West Harder Road. As per the tentative map requirements, the City vacated a portion of Huntwood Avenue that is to become part of the project.

The final tract map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$1,228,000.00 and an equal amount for labor and materials.

Prepared by:



Bashir Y. Anastas, P.E.
Development Review Services Engineer

Recommended by:



Sylvia Ehrental
Director of Community and Economic Development

Approved by:

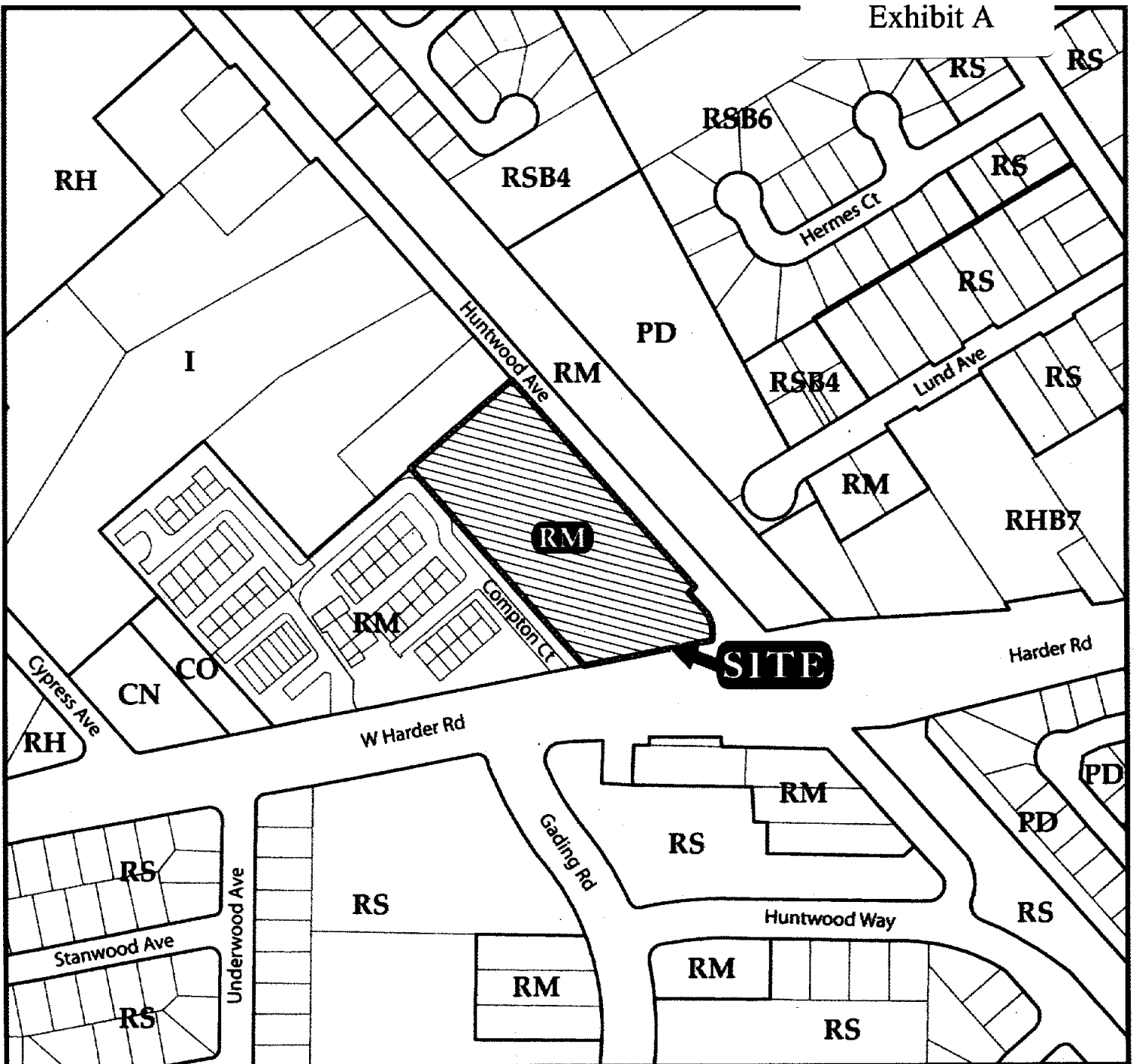


Jesús Armas, City Manager

Attachments:

Exhibit A. Area Map
 Draft Resolution

4.28.06



Area & Zoning Map

Final Map Tract 7563

Address: 25599 Huntwood Avenue

Applicant: Olson 737 - Hayward 5, LLC

Zoning Classifications

RESIDENTIAL

- RH High Density Residential, min. lot size 1250 sqft
- RHB7 High Density Residential, min. lot size 750 sqft
- RM Medium Density Residential, min. lot size 2500 sqft
- RS Single Family Residential, min. lot size 5000 sqft
- RSB4 Single Family Residential, min. lot size 4000 sqft
- RSB6 Single Family Residential, min. lot size 6000 sqft

COMMERCIAL

- CN Neighborhood Commercial
- CO Commercial Office

INDUSTRIAL

- I Industrial

OTHER

- PD Planned Development



FEET 200 400

DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 06-

Introduced by Council Member _____

*True
5/2/07*

**RESOLUTION APPROVING FINAL MAP FOR TRACT 7563
AUTHORIZING THE CITY MANAGER TO EXECUTE AN
INCLUSIONARY HOUSING AND SUBDIVISION
AGREEMENT AND ACCEPTING CERTAIN STREETS INTO
THE CITY STREET SYSTEM**

WHEREAS, the Vesting Tentative Map for Tract 7563 was approved by the City Council on June 28, 2005; and

WHEREAS, there has been presented to the City Council of the City of Hayward a Final Map for Tract 7563 for the development of 56 condominium residences at 25599 Huntwood Avenue and West Harder Road; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works reviewed the Final Map and found it to be in substantial compliance with the tentative map, the Subdivision Map Act, and provisions of local ordinances.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hayward does hereby find that the Final Map for Tract 7563 is in substantial conformance with the Vesting Tentative Map and does hereby approve the first Final Map, subject to the condition that the subdivider enter into an Inclusionary Housing Agreement and an agreement for the construction of improvements and other obligations required as a condition of approval of the Vesting Tentative Map for Tract 7563 and that approval shall not be effective until and unless such agreements are entered into.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute an Inclusionary Housing Agreement and a subdivision agreement in forms approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7563 property which will be dedicated to or acquired by the City.

BE IT FURTHER RESOLVED that the City Council shall hereby accept Huntwood Avenue into City the street system of the City of Hayward upon certification by the Director of Public Works of satisfactory completion of the street improvements in substantial conformance with the approved plans.

IN COUNCIL, HAYWARD, CALIFORNIA May 23, 2006

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward